

For immediate release
April 25, 2005

Contact: Mike Brown, 645-6428
Cynthia Rickman, 645-8795

Blighted Apartment Complex Demolished to make way for Revitalization in the King Lincoln District

(Columbus) Mayor Michael B. Coleman, City Council members and Near East Side neighborhood leaders were on hand today for the demolition of the 34-year old Whitney Young apartment complex that will be redeveloped as part of revitalization efforts in the King/Lincoln District. The 54-unit complex is located at 761 Mt. Vernon Avenue.

“We are on a mission to bring new life and investment to the King Lincoln District, and a part of that journey is removing blighted structures like the Whitney Young Apartments. After a generation of neglect, it is now time to begin a new generation of investment, with new housing and commercial activity,” said Mayor Coleman.

The redevelopment of the Whitney Young Apartment site is a part of an overall plan to revitalize the King/Lincoln District that has been put together by residents, businesses and the City of Columbus. Other investments in the neighborhood include the Gateway Project at the corner of Hamilton Avenue and Long Street, the \$3 million investment by St. Paul AME Church for a new wellness center, renovations to the Lincoln Theater and other commercial and residential investments.

The complex was built in 1971 as affordable housing units. The City purchased the property in 2004 for \$100 from Housing and Urban Development (HUD) and has created a Request for Qualifications (RFQ) for developers to submit ideas for potential redevelopment.

WHITNEY YOUNG REDEVELOPMENT

REQUEST FOR QUALIFICATIONS



City-owned residential property for homeownership redevelopment

Application deadline: Friday July 15, 2005 at 5:00 p.m.

**A non-refundable \$250 processing fee payable to Treasurer,
City of Columbus, is required with complete application**



Administered by
the City of Columbus
Department of Development
109 North Front Street
Office of Land Management
Ground Floor
Columbus, OH 43215
614-645-6430

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NOTICE

Seeking Development Ideas and Qualifications
Whitney Young Infill Site
Columbus, Ohio

REQUEST FOR QUALIFICATIONS

In order to implement the specific development objectives of the *King-Lincoln District Plan*, the City of Columbus is looking for creative

DEVELOPMENT IDEAS

from qualified developers. Only the highest quality applicant will be selected to build on urban-residential fill sites in the King-Lincoln District.

This notice invites developers with innovative ideas and concepts that have the proven skills, resources, and commitment needed to successfully redevelop this site. The application can be downloaded from the front page of the City of Columbus website, www.columbus.gov. Please call (614) 645-6430 for more information. A pre-submittal conference will be held Thursday, May 19th at 6:15 p.m. at 109 North Front Street, First Floor. **Attendance is highly recommended.**

KEY DATES

Notices released.....MONDAY, APRIL 25, 2005

Pre-submittal conference..... THURSDAY, MAY 19, 2005

Time: 6:15 pm

Location: 109 North Front Street, First Floor

Applications due.....FRIDAY, JULY 15, 2005 @ 5 p.m.

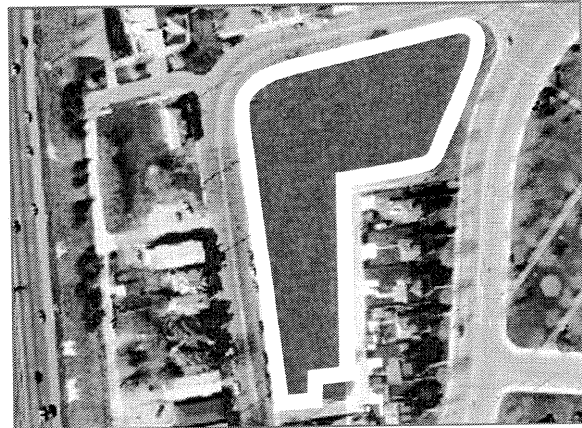
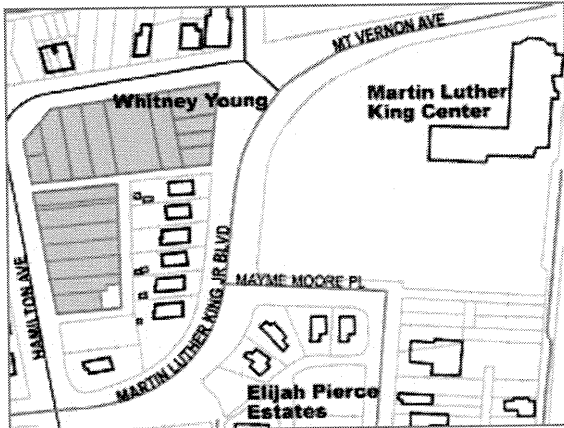
To: City of Columbus, Office of Land Management,
109 North Front Street, Ground Floor,
Columbus, OH 43215

Review of applicants for HUD compliance.....TBA, 2005

Short list applicants notified.....TBA, 2005

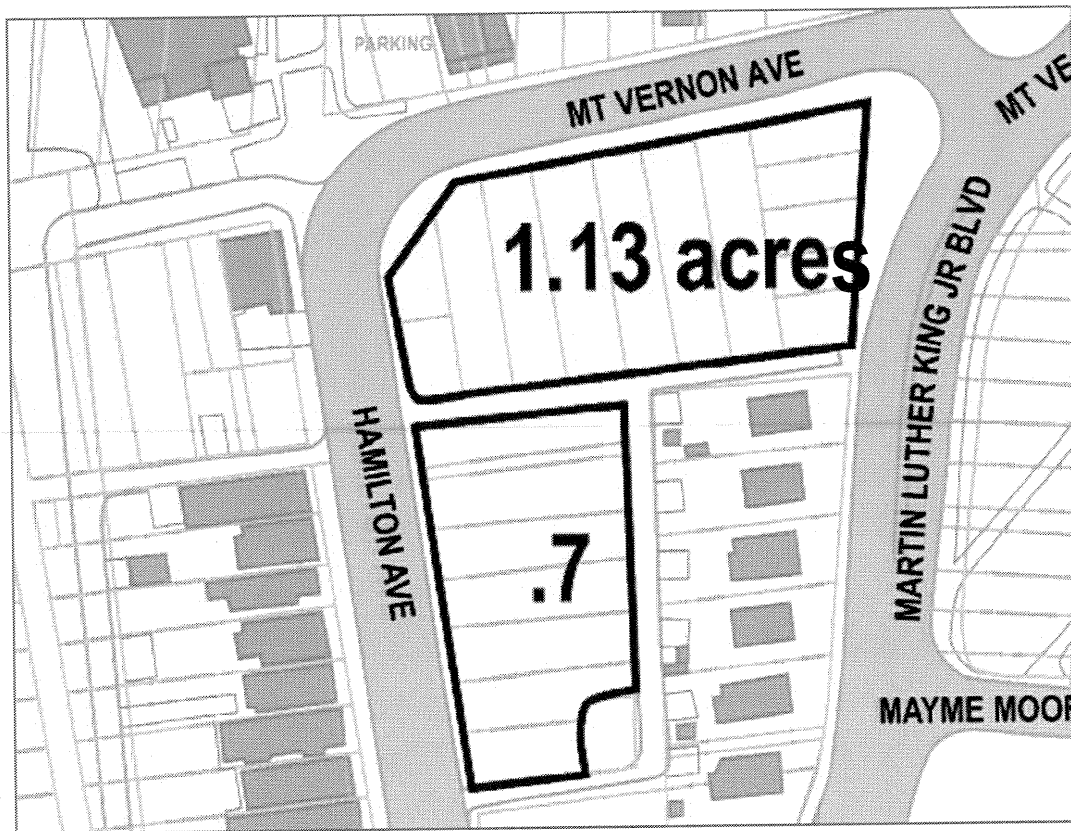
WHITNEY YOUNG SITE

PID# 010-045873, 006187, 006235, 028258, 019999, 019993, 067099, 020267, 016279, 057394, 039206
039930, 238623, 002700, 004480, 004481, 004482, 004483, 029600



Directions from Downtown Columbus: Take Long Street east over I-71, left on Hamilton Avenue. Site is on the right at the intersection of Hamilton and Mt. Vernon Avenues.

Size: 1.83 acres, (approx. 79,714) sq/ft



DISCLAIMER: The City of Columbus, by and through its representatives, believes the information provided herein to be accurate, however, applicants shall not rely on such information without independent verification. The City of Columbus has compiled this information and provides the same in a good faith effort to assist applicants; however, the City of Columbus shall not be held responsible for inaccuracies, omissions, or errors in substance or content.

LEGAL DESCRIPTION

The following described immovable property together with all buildings and improvement thereon:

Situated in the City of Columbus, County of Franklin, State of Ohio, bounded and described as follows:

Being part of Lot Number Two Hundred Thirty Six (236) EAST PARK PLACE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, pages 61-62, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the east line of Hamilton Avenue at the southwest corner of said Lot. No. 236: thence with the east line of Hamilton Avenue and the west line of said Lot No. 236 northerly to the northwest corner of said Lot No. 247 of said subdivision: thence along the north line of said Lot No. 236 easterly seventy-six (76) feet to a point; thence southerly across said Lot No. 236 along a line parallel to the west line of said Lot No. 236 to a point in the south line of said Lot. No. 236; thence along the south line of said Lot No. 236 easterly seventy-six (76) feet to the point of beginning.

Being Lot No. Two Hundred Forty Seven (247) of EAST PARK PLACE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, or record in Plat Book 2, Page 61, Recorder's Office, Franklin County, Ohio: EXCEPTING THEREFROM: that part of said Lot NO. 247 included in the description of premises conveyed by Herman B. Henry and Nell E. Henry, his wife, to Othello Showers, by deed dated December 22, 1952, recorded December 24, 1952, in Deed Book 1719, Page 463, Recorder's Office, Franklin County, Ohio, said part of Lot No. 247 conveyed to Othello Showers being bounded and described as follows:

Beginning as a point in the south line of Lot No. 247, said point being 76 feet Easterly measured along the south line of said lot from its southwest corner; thence Northerly, parallel to the west line of said lot, a distance of 3.12 feet to a point, thence Easterly, parallel with the south line of said Lot No. 247, a distance of 12.6 feet to a point, thence Northerly, parallel with the west line of said Lot No. 247, a distance of 9.4 feet to a point, thence Easterly parallel with the south line of said Lot No. 247, a distance of 22.27 feet to a point in the east line of said lot; thence Southerly with the east line of said Lot No. 247, along the west line of a 20 feet alley, to a point at the southeast corner of said Lot No. 247; thence Westerly with the south line of Lot No. 247, to the place of beginning.

Being Lots Numbers 250, 261, 264, 274, 275, 303, 304, 305, 306, 307, 308 and 309 of EAST PARK PLACE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, Or record in Plat Book 2, Pages 61, Recorder's Office, Franklin County, Ohio.

HUD SITE RESTRICTIONS

The Whitney Young property was formerly owned by HUD. As with all properties purchased from HUD, the property is subject to HUD restrictions regarding its redevelopment for home ownership. The restrictions listed below are those currently binding on the City of Columbus, the developer, and the home purchaser. The City is currently in discussions with HUD to explore the possibility of amending several of these restrictions. All interested developers are strongly encouraged to attend the pre-submittal conference to receive updated information on the status of the site restrictions.

For the purpose of the RFQ and for applicants to determine development ideas, selling price for residential units, and target market, please take into account the following restrictions imposed by the U.S. Department of Housing and Urban Development (HUD):

- » The conveyance of lots shall be by Special Warranty Deed which must contain the following restrictions or conditions as covenants running with the land for a term of 15 years from the date of initial conveyance (developer to individual homebuyer):
 - a) The subsequent sale, assignment, transfer, or conveyance of the property by the developer is restricted to households whose income is at or below the area median income (AMI). See attached income limits equaling 100% AMI.
 - b) The lots shall be developed so that the sales prices of the homes are affordable to families with household income at or below the area median income. To be affordable, the principal interest, taxes, and insurance payment can be no more than 30% of the household gross annual income.
- » Net proceeds from the development of the project site must be provided to the city of Columbus for subsequent payment to HUD. Net proceeds shall mean proceeds from the sale of homes less the following expenses:
 - a) Purchase of the land;
 - b) Total development costs;
 - c) Reasonable developer's fee, not to exceed 20%;
 - d) Reasonable transaction costs.

► Net proceeds from sellers that were income-eligible at the time of purchase (100% of the AMI or below) must be provided to HUD. Net proceeds shall mean the proceeds from the sale of the home less the following expenses or credits:

- a) Reasonable transaction costs;
- b) Purchase price paid at the time seller acquired the property;
- c) Any costs for capital improvements to the property incurred by the seller after the seller's purchase of the property, and documented with receipts for payment, executed contracts, or similar written documentation detailing the work performed and cancelled checks. The term "capital improvements" shall mean and include major improvements to the Property not typically covered by Homeowner's hazard insurance, but shall exclude luxury items such as swimming pools and spas, the cost of which may be added to the basis of the property for the purpose of determining the amount of capital gain realized upon sale of the property, in accordance with the applicable provisions of the United States' Internal Revenue Code.
- d) Beginning five (5) years from the date of the deed, the portion of the net proceeds from the sale of the property that shall be provided to HUD as otherwise stated herein shall be reduced by 1/3, and retained by the seller, provided the seller has owned and occupied the property as his or her principal residence for at least the three (3) consecutive years prior to the date of sale. From ten (10) years up to fifteen (15) years from the date of the deed, the portion of the net proceeds that shall be provided to HUD shall be reduced by 2/3, and retained by the seller, provided the seller has owned and occupied the property as his or her principal residence for at least the seven (7) consecutive years prior to the sale.

CDBG INCOME LIMITS

Columbus, Ohio

2005 Median Family Income **\$64,000** (Effective February 11, 2005)

	1	2	3	4	5	6	7	8
	Person	Person	Person	Person	Person	Person	Person	Person
Extremely Low (30%)	13,450	15,350	17,300	19,200	20,750	22,250	23,800	25,350
Low (50%)	22,400	25,600	28,800	32,000	34,550	37,100	39,700	42,250
60%	26,888	30,713	34,575	38,400	41,475	44,550	47,625	50,700
Low/Moderate (80%)	35,850	40,950	46,100	51,200	55,300	59,400	63,500	67,600
100%	44,813	51,188	57,625	64,000	69,125	74,250	79,375	84,500

Note: 1. Income limits are revised periodically. The most current limits are available on the internet at:

<http://www.huduser.org/datasets/il.html>

SUBMISSION PROCEDURES

The following is a list of information and development idea requirements needed from the responding applicant:

Required Information

- »» Company name(s), address(es), and telephone number(s).
- »» Name of the representative authorized to negotiate with the City of Columbus.
- »» A statement identifying the applicant or co-applicant's interest in the King-Lincoln sites.
- »» Summary of qualifications of the developer and persons/entities directly responsible for supervising the design and construction of the project.
- »» A statement of the names and descriptions of the experience of the architect, architectural firm or firms that will be retained by the developer (for the preparation of the plans and specifications).
- »» A statement identifying the builder component of the team (if known at this time) and examples of completed projects by that builder that are similar to the one being proposed. (Photo documentation is encouraged.)
- »» Proposed methods of financing and proof of available financial resources.
- »» Description of prior experience in accomplishing development projects similar in scale (or larger) and character to what is proposed.
- »» Explanation of any past property tax delinquencies or code violations incurred.
- »» Three professional references familiar with the applicant's previous work.

Development Idea

- »» A concise narrative statement describing how the sites should be developed.
- »» A description of how the proposed development will benefit and enhance the community.
- »» A description of the target market and selling price for residential units.
- »» One or more illustrations clearly indicating the development's proposed design, building materials, pedestrian circulation, placement and orientation of structures, street layout, access points, and open space.
- »» The time needed to complete the project.

-TEN COPIES OF THE APPLICATION MUST BE SUBMITTED-

GENERAL DEVELOPMENT OBJECTIVES AND DESIGN STANDARDS

(Please refer to the adopted *King-Lincoln District Plan* and *Draft Near East Area Plan* for more details. Copies can be obtained at the Long Street Businessmen's Association or the Columbus Planning Office, or on-line at <http://www.columbusinfobase.org/eleclib/library/kinglincoln.pdf> AND <http://www.columbusinfobase.org/eleclib/library/Near%20East%20Area%20Plan%20update%20March%202005.pdf>

Overall Goals:

- » Establish and promote strong, distinct, and vibrant neighborhoods and an enhanced quality of life for residents.
- » Provide and encourage an atmosphere that encourages job creation and economic growth by providing a vibrant economy offering all persons an opportunity to share in its prosperity.
- » Inspire a spirit of cooperation, pride and responsibility among residents, business persons, stakeholders and visitors alike.
- » Provide high-quality, efficient, and flexible participation in the realization of these goals.

Residential Goals and Strategies related to infill housing from *King-Lincoln District Plan*

- » Preserve historic architectural features of the District.
- » Develop new housing, including in-fill and especially single-family units.
- » Increase and support homeownership, including condominiums.
- » Encourage an appropriate mix of housing opportunities for all income levels.
- » Encourage the investment of financial and non-profit institutions in the improvement and maintenance of the housing stock.
- » Encourage mixed-use development, including residential uses, in appropriate locations.
- » Target homeownership development resources to the development of infill housing to owner-occupied and mixed-use developments.

Residential Goals and Strategies from the draft of the Near East Area Commission update:

- » Redevelop the Whitney Young housing into housing consistent with the housing design guidelines from the draft *Near East Area Plan* (SEE APPENDIX : DRAFT NEAR EAST AREA PLAN HOUSING GUIDELINES).

SELECTION CRITERIA

Developer's Project Concept 40%

- »» How will the project's design meet the goals and design standards established by this RFQ?
- »» Does the proposal include plans for working with existing local and neighborhood organizations?
- »» Does the proposal include an appropriate market analysis that addresses the likelihood homes will sell at the values indicated?
- »» What unique amenities set the development apart from other applicants?
- »» Is the development comprehensive in scope--whether or not one or multiple entities are involved?

Financial Capacity 30%

- »» Has the applicant proven that this project can be funded and built to completion?
- »» Is there a clear statement of expected public (city and other) participation included in methods of financing?

Related Experience and Ability to Execute 30%

- »» Is there a strong organization and management structure among the project participants?
- »» What relevant design and implementation experience does the applicant have?
- »» Did the provided references give positive recommendations?
- »» Do the photographs of completed projects demonstrate quality design and relevant development?

The request for proposals shall not obligate the City of Columbus to award, transfer, or convey the subject real property and the City of Columbus hereby reserves the absolute right to accept or reject any and all land-use/development proposals submitted to it.

APPENDIX



Draft Near East Area Plan Housing Guidelines

Development Review Checklist

HOUSING DESIGN GUIDELINES

The primary goal of the housing design guidelines is to educate both community members and developers about appropriate housing for the Near East Side and prevent the construction of new housing that is incompatible with the scale, architecture, and general character of the neighborhood. The guidelines provide a general framework for evaluating proposed infill housing and form a basis for consistent, informed decision-making.

The guidelines are meant to provide enough flexibility that they will not pose an extraordinary financial burden on potential developers. To the contrary, having a clear vision of acceptable housing design upfront should play a key role in avoiding potential conflict between developers and neighborhood leaders. This will help to streamline the development process and encourage neighborhood preservation and enhancement through redevelopment of blighted, distressed, and underutilized properties.

COMPATIBILITY

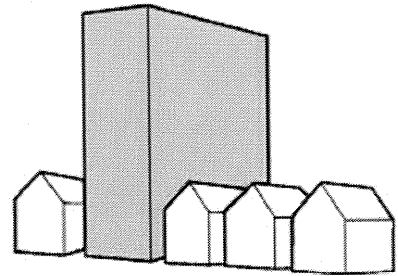
The overall goal for incorporating new construction into the neighborhood is *compatibility*, not imitation or the creation of a false historic appearance. The ideal is quality design that conforms to the existing building patterns and "rhythm" of the area, yet maintains its own identity as a new home. Compatibility means the existing homes will be used to determine the appropriate height, massing/scale, materials, porches, roof pitch, setbacks, site treatment, and window and door proportions for the new construction. A brief description of the important considerations for each of these guidelines is given below. The guidelines are presented in alphabetical order and do not appear in order of importance.

HEIGHT

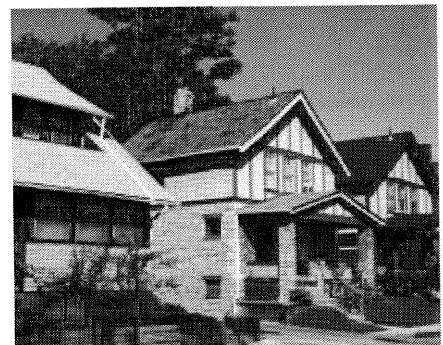
New construction should be similar in height to surrounding structures. The new building's height should not exceed the tallest, nor be smaller than the shortest structure. Major elements should also align; a new porch should be as high as adjacent porches (porch decks on historic homes are often more than 2.5 feet above the ground). Taller buildings shall step down to provide a height transition to existing adjacent (single-story) buildings.

The orientation of the facade of the new construction (horizontal or vertical) should also reflect the existing buildings.

Height



Not appropriate



Varied, yet compatible, building heights on the same block.

MASSING/SCALE

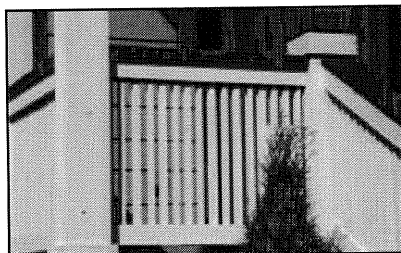
The size and proportions of a new building should be compatible with nearby structures. Carefully studying the size and shape of neighboring buildings contributes to a successful, compatible new structure.

MATERIALS

The choice of materials should be guided by the predominant materials of adjacent structures. Continuity of material adds to the unity and harmonious character of a district. Simplicity is preferred. Where brick predominates in nearby structures, choose brick for the new construction. If frame predominates, choose frame. Vinyl siding and Hardiplank are acceptable, but appropriately scaled window and other trim should be used to ensure compatibility. The same materials should be used on all four sides of the structure (avoid brick on the front with vinyl on the sides and back). Although additions to residential structures may be either frame or brick, frame is preferred.

PORCHES

Design new homes with porches that repeat the proportions, depth (7-10 feet), and materials of nearby homes. As previously indicated, a new porch should be as high as nearby porches. The decorative detailing does not need to duplicate historic porches, but the new porch should have support posts and balustrades that repeat the shape, thickness and spacing of nearby porches. New decks and unfinished pressure-treated lumber should not be visible from adjoining streets or public sidewalks.



Porches

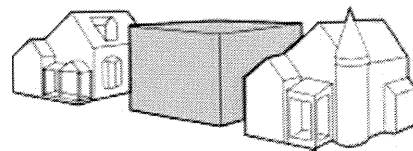
ROOF PITCH - Roof pitch, height, and shape should be compatible with those on surrounding structures. Generally, no roof pitch less than six or over 12 is appropriate. Hipped or flat roofs should not be used unless they are prevalent in the surrounding neighborhood. Optimally, new construction should also repeat the predominant dormer and chimney features found in the immediate area.



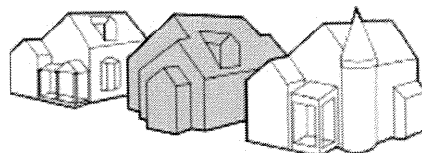
Roof Pitch

Massing

Break up uninteresting boxlike forms into smaller, varied masses similar to those found on nearby buildings



Not appropriate



Better



New construction on the Near East Side which provides an example of acceptable massing.

SETBACKS

The building's front and side setbacks (distance the building is from front and side lot lines) should be similar to those of adjacent buildings (no more shallow than the shallowest setback on the block and no further than the longest setback on the block). This alignment gives a sense of unity to the buildings and strengthens the streetscape. Additionally, the orientation of new construction should be consistent with that of the existing homes, i.e., when the existing homes on a block are located at an angle to the street the new home(s) should match the existing angle.

SITE TREATMENT

A structure's walls and fences should be compatible with adjacent structures, walls and fences, and open spaces. This includes landscaping such as grass, trees, shrubbery, and flowers, especially in parking and sidewalk areas. Recommended fence materials include iron, stone, or wood, but generally not combinations of these materials. Fencing that is not appropriate includes chain link and barnyard post and rail style fencing.

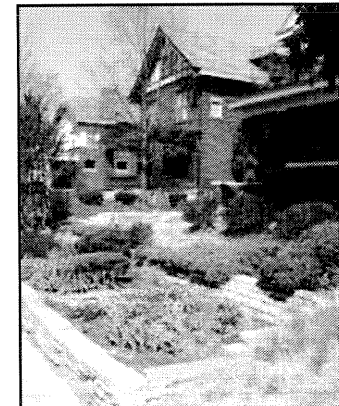
WINDOW AND DOORS

The size, height, width, and spacing of windows, doors and other entries in the new building should look like those in nearby blocks. Double hung windows are the predominant form found on the Near East Side and are often the most appropriate for new construction and renovation. Examples from the wider neighborhood should be sought when the majority of windows on the given block have been replaced with inappropriate window types/sizes. Appropriately scaled window trim on frame houses, traditional window head and sill details on brick houses, and the use of porches and porticos helps to create interesting housing facades. In cases where side setbacks are particularly shallow, windows on the side of the house should be positioned to ensure privacy between the new building and neighboring structures.

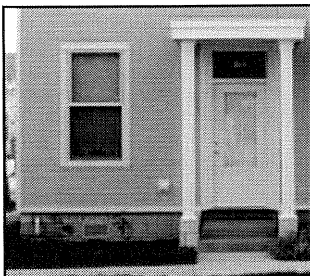
Setbacks



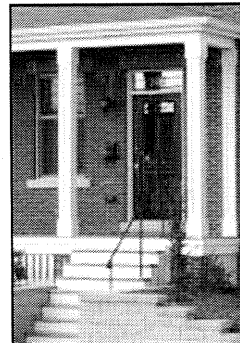
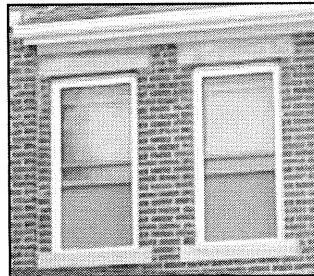
Varied, yet compatible setbacks



Site Treatment



Windows and Doors



OTHER DETAILS

In addition to the design criteria listed above, attention to the following details are encouraged:

- » Vary the elevations and facades of adjacent houses.
- » Flashing at chimneys, porches, etc. which is stepped.
- » Gutter straps which are anchored underneath roof shingles/slates.
- » Roof soffits which have an equal depth from both sides of the house from both the front and side elevations.
- » Provision of a roof over back or side entries.

The guidelines discussed above primarily address an individual building's design. Three additional topics that should be considered include accessory dwellings, additions and garages, and density.

ACCESSORY DWELLINGS

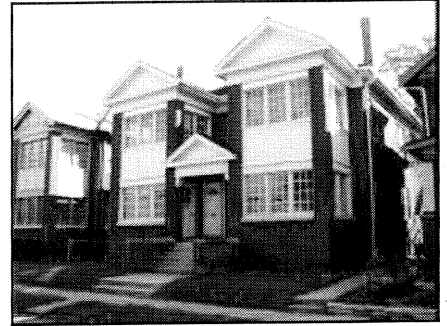
An accessory dwelling is a small, secondary unit on a single-family lot, usually the size of a studio apartment. The additional unit can be a detached cottage, a unit attached to a garage, or in a portion of an existing house. In general, a new construction project proposing an accessory unit on the Near East Side would be expected to come in the form of a living unit located above a detached garage. No more than one accessory unit should be allowed per lot, the dwelling should not be larger than 600 to 800 square feet in floor area, one parking space per accessory unit is recommended, and the primary residence should be owner occupied.

- » The exterior of the accessory unit should be architecturally compatible with the primary residence. A carriage house design is recommended.
- » Separate entrances should be oriented toward the side or rear yards.
- » Windows should ensure privacy for abutting properties by orienting windows away from sight lines.

GARAGES/ACCESS

New garages should be detached and located behind the house, with access from the existing alley, unless a driveway already exists. New curb cuts should be discouraged. Two- or three-single doors should be used instead of one large horizontally oriented door. Attached garages with doors facing the street are not acceptable in those neighborhoods built prior to 1940.

Garages attached to the rear or side of a home may be acceptable in the case where several existing homes in the area have attached garages, such as in the Eastgate neighborhood. Any garage proposed as attached to the side of the house should not be wider than the actual house, should not project further than the building facade and would optimally be setback from the front facade. Breezeways may be used to connect a detached garage to a house, but 25 percent or more of the total lot space should be preserved as rear yard space.



Multi-family in the neighborhood.

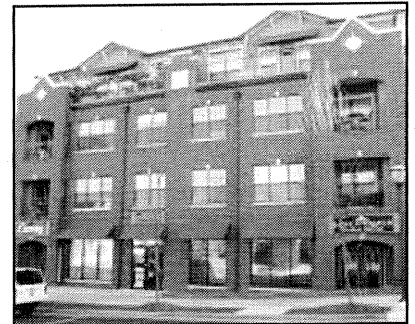
ADDITIONS

New additions should be placed to the rear if possible, and should be distinguishable from the original structure. Recessing or offsetting the new addition will prevent it from looking like an extension of the original structure. Be sure that an addition is not taller than the original structure. Typically single-story additions are preferable.

DENSITY

In general, housing types and density should be consistent with the housing types and densities found in the surrounding area. This general rule should consider the mixed densities that exist in the neighborhood and allow for the interspersed of doubles and rowhouses (typically found at intersections) within areas with predominately single-family homes.

Higher density multi-family should be encouraged within the commercial districts and transition to medium densities adjacent to the commercial districts (rowhouses, four flats/doubles) and to lower densities (doubles/single family) that match existing development within the surrounding neighborhood.



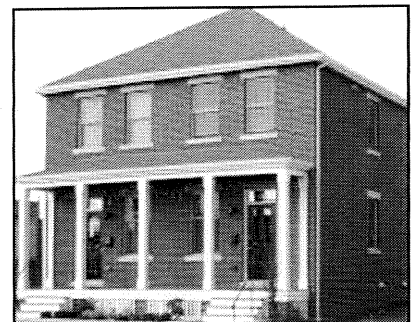
Mixed-use in the commercial district.



Higher-density housing in the commercial district



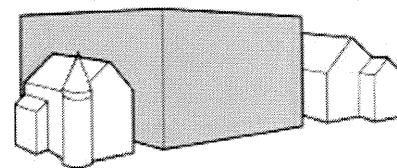
Adjacent to commercial district



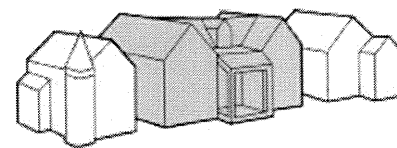
Transition to neighborhood

In general, vacant parcels should not be split or combined. Developing housing on the existing parcel size will help with maintaining the existing housing density and general character of the neighborhood. Exceptions to the this should be considered for owner-occupied projects that utilize an extraordinarily high level of design and/or architecture to ensure they are compatible with the neighborhood ("density bonus"). For example, a double, triple, or quad may be considered within an area with predominantly single family homes if a high level of design could be used to make it appear like a single family home. Locally available resources such as the city of Columbus Planning Division and the Neighborhood Design Center should be consulted for assistance with evaluating such a project to ensure the higher level of design indeed merits a positive recommendation for a higher density project.

Thoughtful site design and architecture can be used to incorporate higher densities within the neighborhood, as illustrated in the following sketches and pictures from the Delaware Place project located in Victorian Village.



Not appropriate



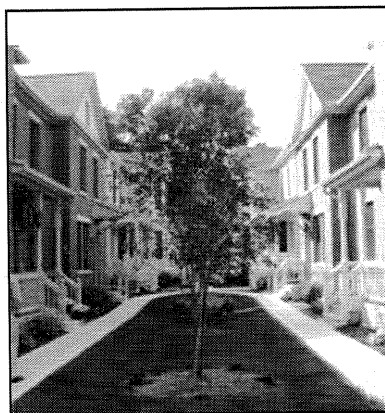
Better

Important note: All city of Columbus building, zoning and other codes apply and supercede this information.

Sources: The Near East Side housing design guidelines are based on information from the following sources: Columbus Register of Historic Properties Architectural Guidelines, 1998; University/High Street Development and Design Guidelines, 2001; Architectural Preservation Guidelines, 1996, city of Carbondale, Illinois; Old and New Architecture, Design Relationship, National Trust for Historic Preservation; Preparing a Historic Preservation Ordinance, Richard J. Roddewig; Victorian Village Handbook (city of Columbus).



Delaware Place



DEVELOPMENT REVIEW CHECKLIST

II. RESIDENTIAL PROPOSALS

Standard	Yes	No	N/A	Conditions To Approval	Mitigating Circumstances
Developer has reviewed the recommendations of the <i>Near East Area Plan</i> ?					
Is housing market rate?					
Is new housing located on the "visible edges" of a neighborhood, as identified on the Development Strategy Map?					
Does project propose the renovation of an existing structure?					
If demolition of an historic structure is proposed, has its relocation been investigated?					
Does project propose the reconversion a multi-family structure back to single-family structure?					
Does project result in the deconcentration of existing subsidized housing?					
Does project provide a percentage of affordable housing?					
Is housing density consistent with housing types and densities in the immediate neighborhood?					
If higher density housing is proposed, is it within or adjacent to existing commercial district?					
If higher density and not within or adjacent to existing commercial district, does project propose owner-occupied building(s) that utilize extraordinary high level of design?					

DEVELOPMENT REVIEW CHECKLIST

II. RESIDENTIAL PROPOSALS

Standard	Yes	No	N/A	Conditions To Approval	Mitigating Circumstances
Is new housing similar in height and widths to adjacent structures?					
Are housing materials guided by the predominant materials of adjacent structures?					
Do porches repeat the proportions of other nearby homes?					
Are the roof pitch, height, and shape compatible with surrounding structures?					
Are setbacks similar to those of adjacent houses?					
Are windows and doors of an appropriate size, width, and spacing?					
Is the garage located behind the house?					
Is alley access maintained?					
Are additions placed to the rear of the structure?					
Are additions distinguishable from the original structure?					